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8 **BEFORE THE HEARING EXAMINER FOR THE CITY OF RENTON**

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10 RE: Grant Place Townhomes

11 Preliminary Planned Urban
12 Development

13 LUA15-000885, PP, PPUD

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) **FINAL DECISION**
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15 **SUMMARY**

16 The applicant proposes a preliminary planned urban development (“PUD”) for the construction of a
17 multi-family development on a 2.12-acre parcel for eight separate multi-family buildings composed
18 of a total of 36 zero lot line townhomes located at S 18th St at 1600 Grant Ave S. The applicant
19 seeks PUD approval in order to vary street, setback, design, landscaping, lot standards, and density
20 bonus criteria. The PUD and preliminary plat are approved subject to conditions.

21
22 **TESTIMONY**

23 *Note: The following is a summary of testimony provided for the convenience of the reader only and
24 should not be construed as containing any findings of fact or conclusions of law. The focus upon or
25 exclusion of any particular testimony or hearing evidence in this summary is not reflective of the
26 priority or probative content of any particular hearing evidence and no assurance is made as to
accuracy.*

24 Rocalle Timmons, senior City of Renton planner, summarized the proposal. Ms. Timmons noted that
25 none of the modifications would have been necessary had the applicant not applied for a preliminary
26 plat and instead processed the project exclusively as a site plan. Staff supports all requested PUD
modifications except for a reduction in landscape perimeter buffering because adjoining residential
development is at a much lower density. In response to examiner questions, Ms. Timmons noted that

the proposal doesn't provide for any on-street parking and no such parking is available off of Grant Avenue. Ms. Timmons acknowledged that without the modifications the project would have roads wide enough for on-street parking, perhaps up to seven stalls, but that there would probably be no looped road involved and also that if a PUD were not involved the applicant would likely not subdivide and would then not be required to provide for roads with on-street parking in any event. Schools are not within walking distance and the conditions of approval require the applicant to assure safe walking conditions to bus stops prior to the issuance of utility permits.

EXHIBITS

The May 17, 2016 Staff report in addition to Exhibits 1-16 identified in pages 2 of the Staff Report were admitted into the record at the May 17, 2016 hearing. The staff power point presentation was admitted as Ex. 17. A memo from Ms. Timmons dated May 17, 2016 regarding an additional recommended condition of approval was admitted as Ex. 18.

FINDINGS OF FACT

Procedural:

1. Applicant. Satwant Singh.
2. Hearing. A hearing on the application was held on May 17, 2016 at 11:00 am in the Renton City Council meeting chambers.

Substantive:

3. Project Description. The applicant proposes a preliminary planned urban development for the construction of a multi-family development on a 2.12-acre parcel for eight separate multi-family buildings composed of a total of 36 zero lot line townhomes located at S 18th St at 1600 Grant Ave S.

Requested PUD modifications are summarized as follows:

RMC Code Citation	Required Standard	Requested Modification
RMC 4-2-110A Development Standards for Residential Zoning Designations- Lot Width	A minimum lot width of 25 feet is required (30 feet for corner lots) for townhouse development.	Internal lots range in width from 16.5 feet to 20 feet and corner lots range from 26.8 feet to 27.1 feet.
RMC 4-2-110A Development Standards for	The required setbacks for townhouse development in the RMF zone are as follows: front yard is 10 feet, the side	The average rear yard setback is approximately four feet from the rear drive aisle.

Commercial Zoning Designations-Setbacks	yard is 0 feet for the attached sides and 5 feet for the unattached sides, side yard along the street 20 feet, and the rear yard is 10 feet.	
RMC 4-2-110A Development Standards for Commercial Zoning Designations- Lot Coverage	Maximum impervious surface coverage is limited to 75%.	Consider the site collectively for lot coverage requirements as opposed to each individual lot.
RMC 4-4-130 Tree Retention Regulations – Tree Density	Four significant trees for every 5,000 square feet of site area.	Consider the site collectively for tree density requirements as opposed to each individual lot.
RMC 4-4-090D Refuse and Recyclables	The refuse and recyclables deposit area and collection points for multi-family residences shall be apportioned, located and designed as follows a total minimum area of eighty (80) square feet shall be provided for refuse and recyclables deposit areas.	The applicant is proposing individual curb-side pickup for residential units.
RMC 4-6-060F Street Standards	Various: See discussion in FOF 28: PUD Decision Criteria, Circulation	Various: See discussion under FOF 28: PUD Decision Criteria, Circulation
RMC 4-3-100 Urban Design Standards	Various: See discussion in FOF 32: Design District Review	Various: See discussion under FOF 32: Design District Review
RMC 4-4-070F.4 Landscaping Standards	A fifteen-foot (15') wide partially sight-obscuring landscaped visual barrier, or ten-foot (10') wide fully sight-obscuring landscaped visual barrier, is required along the common property line.	The eastern portion of the southern property line would have a 5-foot visual barrier between the proposed development and the abutting R-8 single family development to the east.
RMC 4-4-080F, Parking, Loading, and Driveway Regulations	Based on the proposed use, a minimum and maximum of 55 parking spaces would be allowed in order to meet code.	The applicant proposed a total of 79 spaces within structured and surface parking areas. The proposal exceeds the maximum parking stall allowance (24 stalls).
RMC 4-9-065, Density Bonus Review	The applicant shall provide one affordable housing unit, either for sale or rental (per net acre). Additional bonus units (per net acre) may be	The 22.97 du/ac proposal does not include an affordable housing component or built green elements.

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	achieved through compliance with additional criteria.	
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4. Adequacy of Infrastructure/Public Services. The project will be served by adequate infrastructure and public services as follows:

A. Water and Sewer Service. Water and sanitary sewer service for the development would be provided by the City of Renton. The development is subject to applicable water system development charges (SDC) fee and water meter installation fees based on the number and size of the meters for domestic, landscape and fire sprinkler uses. The SDC fee is paid prior to issuance of the construction permit.

B. Fire Protection. Fire protection would be provided by the City of Renton Fire Department. The Fire Department has determined that the preliminary fire flow requirement for the project is 3,250 gpm. The modeled fire flow available from the existing water main in Grant Ave S is 3,500 gpm.

C. Drainage. In conjunction with the City's stormwater regulations, the proposal mitigates all significant drainage impacts. A combined detention and water quality vault is proposed to meet the detention facility and water quality treatment for the project. The vault design shall be designed per the 2009 King County Surface Water Design Manual. Staff has found that the preliminary design is acceptable for preliminary review. The City's stormwater regulations require that stormwater facilities don't increase off-site stormwater flows or velocities.

D. Parks/Open Space. The project provides for adequate parks and open space. For parks impacts, the applicant will be paying a park impact fee, which in 2015 was assessed at \$1,094.35 per multi-family unit in a four-plex and \$979.90 per multi-family unit in a five-plex with credit given for the existing residence.

The proposed development is designed specifically to increase the access and opportunity for open space. The multiple open spaces throughout the site are well designed and provide a variety of recreational opportunities both passive and active. Townhome buildings are clustered to the interior of the site allowing for large opens spaces. Building entries face a centralized 'garden plaza'/pedestrian corridor that runs through the center of the site.

1 E. Pedestrian Circulation. As conditioned, the proposal provides for an appropriate
2 pedestrian circulation system that is clearly delineated and connects buildings, open space,
3 and parking areas with the sidewalk system and abutting properties. The applicant has
4 proposed a series of pedestrian connections throughout the site, however it is unclear if
5 there is a differentiation of materials across the drive aisles (Exhibit 2). A condition of
6 approval requires the applicant to revise the site plan to depict a differentiation in
7 materials for all pedestrian connections within parking areas and/or drive aisles on site.

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10 F. Street Improvements. The proposal is served by adequate and appropriate off-site street
11 infrastructure.

12
13 The applicant submitted a Traffic Impact Analysis prepared by Jake Traffic Engineering,
14 dated January 21, 2014 (Exhibit 16). The report states that the proposed development
15 would generate 199 new daily trips and 18 net new trips during PM peak hour. Given the
16 proposal would generate less 20 peak hour trips, no traffic impact study or concurrency
17 analysis was required for the proposal. In order to mitigate transportation impacts the
18 applicant would be required to pay the appropriate Transportation Impact Fee as required
19 by City code at the time of building permit issuance. The 2015 fee was assessed at
20 \$1,180.84 per multi-family unit with credit given for the existing residence.

21
22 There is currently no planter strip existing along the street frontage. The required street
23 section for this portion of Grant Ave S includes half-street improvements including travel
24 lane width of 10-feet, the existing parking lane width, storm drainage as applicable, 0.5-
25 foot wide curb, 8-foot wide landscape planter, and a five-foot wide sidewalk. The right-
26 of-way width will be required to be extended approximately 1.5 feet in order to
accommodate required improvements and a condition of approval requires a 1.5-foot
dedication for this purpose.

The applicant is proposing a 20.5-foot wide public internal alley to serve proposed lots as
part of the PUD in place of the required 53-foot wide residential access street. By pushing
the vehicular drive to the perimeter of the site, the applicant is able to achieve a
transitional buffer between the proposed development and surrounding uses. The
proposed landscape buffer along the southern property line would also serve to provide a
suitable transition while allowing ample daylighting to both the proposed and existing
developments. The proposed circulation pattern would not be achieved without the use of
the proposed PUD. Therefore, the requested modification is justified.

Public works staff have reviewed the proposal and determined that the proposal provides for appropriate sight distance, separation of vehicles from pedestrians, limited driveways on busy streets, avoidance of difficult turning patterns, minimization of steep gradients, appropriate street alignment, safe and efficient vehicular and pedestrian circulation and adequate emergency vehicle access. Given no evidence to the contrary and the expertise of public works staff, the staff findings on these issues are taken as conclusive.

G. Schools. It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Talbot Hill Elementary (1.6 mile from the subject site), Dimmitt Middle School (4 miles from the subject site) and Renton High School (2.3 miles from the subject site). Future students are designated to be transported to school via bus for Elementary, Middle, and High School. It is unclear where bus stops will be located for the proposed development. Therefore, a condition of approval requires the applicant to demonstrate safe walking conditions for students to/from the subject plat to bus stop locations prior to construction permit. This may include a dedicated shoulder, curb, or some other alternative as determined by the Current Planning Division.

A School Impact Fee, based on new multi-family units, will be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. The 2015 fee was assessed at \$1,339.00 per multi-family unit with credit given for the existing residence.

5. Adverse Impacts. There are no significant adverse impacts associated with the proposal. There are no critical areas on site. As noted in the staff report, the applicant exceeds the City's tree retention standards by significantly exceeding tree replacement requirements (providing for 238 caliper inches of replacement when only 48 caliper inches is required). The applicant has also requested a modification to tree density standards in order to apply the tree density requirement to the entire project site as opposed to individual lots. The modification is justified, as it results in a much greater number of trees overall (123 instead of the required 74) and enables the applicant to place and retain trees in a more cohesive, aesthetic and logical open space/landscaping network.

As conditioned, the proposed development would provide a suitable transition to the adjacent lower density and intensity zone to the south and is compatible with the adjacent/abutting developments of the RMF and R-8 zone. Although the density of Grant Avenue Homes and Heritage Village (the multi-family residential development to the south) are similar, without adequate setback there could be potential impacts for light blockage and aesthetics due to the height of the proposed structures. However, the proposed 30-35-foot setback from the southern property line provides for an adequate

1 buffer to mitigate potential impacts of light blockage and aesthetics. Additionally, the applicant is
2 proposing an 8-foot landscape strip along the southern property line in order to provide privacy and
separation from the abutting multi-family use to the south.

3 The new development is anticipated to fit into the existing developed fabric of the neighborhood.
4 The proposed landscaping throughout the site along the perimeter of the development provides a
5 screen from the lower intensity residential development proposed on the subject site. A condition of
6 approval requires the applicant to provide a materials board to the satisfaction of the Current Planning
7 Project Manager (see discussion in FOF 32: Design District 'B' Review). The materials board would
8 also be used to confirm that siding materials are non-reflective which would reduce glare. Each unit
would have windows, which could slightly reflect light from the building but not to an extent beyond
any typical multi-family development.

9 The applicant has indicated that the proposal would not result in excessive glare onto adjacent
10 properties, in the submitted design district compliance narrative. However, a lighting plan was not
11 submitted with the application package. A condition of approval requires the applicant to provide a
lighting plan that adequately provides for public safety without casting excessive glare on adjacent
properties.

12 One of the PUD modifications requested by the applicant is to reduce eastern perimeter landscaping
13 from a required 10-foot sight obscuring landscaped visual barrier to a five-foot wide partially sight
14 obscuring landscape buffer. The staff report recommends against this modification and the applicant
15 did not contest this recommendation at the hearing. As noted in the staff report, the development
16 adjoining the proposal to the east is at a lower density and due to topography the proposal's dwelling
17 units are highly visible along the eastern perimeter. For these reasons the staff recommendation for
denial of the modification is accepted and the conditions of approval require conformance to the
City's perimeter landscaping requirements along the eastern perimeter of the proposal.

18 6. Superiority in Design. As conditioned, the PUD results in a superior design than what would
19 result by the strict application of the City's development standards for several reasons. The proposed
20 design provides for the retention of the natural grade on site, retention of significant trees beyond tree
21 retention requirements and a noteworthy amount of landscaping and re-vegetation. Additionally, the
plan provides for both active and passive recreation spaces significantly beyond the standard code
requirements. The proposed design can provide for the aforementioned amenities because of the
PUD modifications requested by the applicant.

22 7. Public Benefit. The proposal provides several public benefits as detailed in pages 14-19 of
23 the Staff Report, adopted and incorporated by this reference as if set forth in full.

24 CONCLUSIONS OF LAW

25 Procedural:

1. Authority. RMC 4-9-150(F)(8) authorizes the Examiner to conduct hearings and make final decisions on planned urban development applications. RMC 4-7-020(C) and 4-7-050(D)(5) provide that the hearing examiner shall hold a hearing and issue a final decision on preliminary plat applications.

Substantive:

2. Zoning/Comprehensive Plan Designations. The project site is zoned Residential Multi-Family (RMF) and has a comprehensive plan land use designation of Residential High Density.

3. Review Criteria. A PUD may be pursued by “any applicant” as authorized by RMC 4-9-150(B), which is interpreted to authorize the application of PUD regulations to preliminary plat applications. Chapter 4-7 RMC governs the criteria for subdivision review and RMC 4-9-150 governs PUD criteria. Applicable criteria are quoted below in italics and applied through corresponding conclusions of law.

PUD STANDARDS

RMC 4-9-150(B)(2): *Code Provisions That May Be Modified:*

a. In approving a planned urban development, the City may modify any of the standards of chapter 4-2 RMC, chapter 4-4 RMC, RMC 4-6-060 and chapter 4-7 RMC, except as listed in subsection B3 of this Section. All modifications shall be considered simultaneously as part of the planned urban development...

4. As shown in Finding of Fact No. 3, the requested revisions are limited to the regulations identified in the regulation quoted above. The staff support suggests that the applicant may also be requesting a modification to the requirements for qualifying for a density bonus under RMC 4-9-065. RMC 4-9-065 does not qualify for modification under the PUD standard quoted above. The conditions of approval require the applicant to either reduce the density to required levels or provide for affordable housing amenities that would qualify the project for a density bonus under RCW 4-9-065.

RMC 4-9-150(D): *The City may approve a planned urban development only if it finds that the following requirements are met.*

1. Demonstration of Compliance and Superiority Required: Applicants must demonstrate that a proposed development is in compliance with the purposes of this Section and with the Comprehensive Plan, that the proposed development will be superior to that which would result without a planned urban development, and that the development will not be unduly detrimental to surrounding properties.

5. The criterion is met. The purposes of the PUD regulations, as outlined in RMC 4-9-150(A), are to preserve and protect the natural features of the land and to encourage innovation and creativity in development of residential uses. As outlined in Finding of Fact No. 4 and 5 the natural features of the site (achieved by retaining trees in excess of code standards and also retaining sloped topography) are protected by open space, buffers and mitigation that exceeds minimum code standards. As determined in Finding of Fact No. 6, the proposal is superior in design to that which would result without a planned urban development. As determined in Finding of Fact No. 4 and 5 the project will not create any significant adverse impacts and provides for and/or is served by adequate infrastructure so it would not be unduly detrimental to surrounding properties.

RMC 4-9-150(D): The City may approve a planned urban development only if it finds that the following requirements are met.

...

2. Public Benefit Required: In addition, Applicants shall demonstrate that a proposed development will provide specifically identified benefits that clearly outweigh any adverse impacts or undesirable effects of the proposed planned urban development, particularly those adverse and undesirable impacts to surrounding properties, and that the proposed development will provide one or more of the following benefits than would result from the development of the subject site without the proposed planned urban development:

...

b. Natural Features: Preserves, enhances, or rehabilitates natural features of the subject property, such as significant woodlands, native vegetation, topography, or noncritical area wildlife habitats, not otherwise required by other City regulations; or

c. Public Facilities: Provides public facilities that could not be required by the City for development of the subject property without a planned urban development.

e. Overall Design: Provides a planned urban development design that is superior to the design that would result from development of the subject property without a planned urban development. A superior design may include the following: ...

6. The proposal provides for public benefit for the elements quoted above as determined in Finding of Fact No. 7.

RMC 4-9-150(D): *The City may approve a planned urban development only if it finds that the following requirements are met.*

...

3. Additional Review Criteria: A proposed planned urban development shall also be reviewed for consistency with all of the following criteria:

a. Building and Site Design:

1
2 *i. Perimeter: Size, scale, mass, character and architectural design along the planned urban*
3 *development perimeter provide a suitable transition to adjacent or abutting lower density/intensity*
4 *zones. Materials shall reduce the potential for light and glare.*

5 7. The criterion is met for the reasons identified at page 19 of the staff report.

6 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
7 *following requirements are met.*

8 ...

9 *3. Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
10 *consistency with all of the following criteria:*

11 *a. Building and Site Design:*

12 ...

13 *ii. Interior Design: Promotes a coordinated site and building design. Buildings in groups should be*
14 *related by coordinated materials and roof styles, but contrast should be provided throughout a site by*
15 *the use of varied materials, architectural detailing, building orientation or housing type; e.g., single*
16 *family, townhouses, flats, etc.*

17 8. The criterion is met for the reasons identified at pages 20 of the staff report.

18 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
19 *following requirements are met.*

20 ...

21 *3. Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
22 *consistency with all of the following criteria*

23 ...

24 *b. Circulation:*

25 *i. Provides sufficient streets and pedestrian facilities. The planned urban development shall have*
26 *sufficient pedestrian and vehicle access commensurate with the location, size and density of the*
27 *proposed development. All public and private streets shall accommodate emergency vehicle access*
28 *and the traffic demand created by the development as documented in a traffic and circulation report*
29 *approved by the City. Vehicle access shall not be unduly detrimental to adjacent areas.*

30 9. The proposal provides for adequate streets and pedestrian facilities as determined in Finding
31 of Fact No. 4.

1 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
2 *following requirements are met.*

3 ...
4 3. *Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
5 *consistency with all of the following criteria*

6 *b. Circulation:*

7 ...
8 *ii. Promotes safety through sufficient sight distance, separation of vehicles from pedestrians, limited*
9 *driveways on busy streets, avoidance of difficult turning patterns, and minimization of steep*
10 *gradients.*

11 10. The proposal meets this requirement as determined in Finding of Fact No. 4.

12 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
13 *following requirements are met.*

14 ...
15 3. *Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
16 *consistency with all of the following criteria*

17 *b. Circulation:*

18 ...
19 *iii. Provision of a system of walkways which tie residential areas to recreational areas, transit, public*
20 *walkways, schools, and commercial activities.*

21 11. As noted in Finding of Fact No. 4, as conditioned the proposal provides for a well-integrated
22 system of internal pedestrian improvements that ultimately connect to required frontage pedestrian
23 improvements on Grant Avenue S. The conditions of approval also require the applicant to establish
24 safe walking conditions to school bus stops. Beyond this, since much of the surrounding area is
25 undeveloped, no further pedestrian connections can be reasonably required of the project.

26 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
following requirements are met.

1 ...
2 3. *Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
3 *consistency with all of the following criteria*
4 ...
5 *b. Circulation:*
6 ...
7 *iv. Provides safe, efficient access for emergency vehicles.*
8 12. The proposal provides for safe and efficient access for emergency vehicles as determined in
9 Finding of Fact No. 4.
10 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
11 *following requirements are met.*
12 ...
13 3. *Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
14 *consistency with all of the following criteria*
15 *c. Infrastructure and Services: Provides utility services, emergency services, and other improvements,*
16 *existing and proposed, which are sufficient to serve the development.*
17 13. As determined in Finding of Fact No. 4, the proposal is served by sufficient public
18 infrastructure and services to serve the development.
19 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
20 *following requirements are met.*
21 ...
22 3. *Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
23 *consistency with all of the following criteria*
24 ...
25 *d. Clusters or Building Groups and Open Space: An appearance of openness created by clustering,*
26 *separation of building groups, and through the use of well-designed open space and landscaping, or*
a reduction in amount of impervious surfaces not otherwise required.
14. The proposed development is designed specifically to increase the access to and opportunity
for open space. The multiple open spaces throughout the site are well designed and provide a variety

1 of recreational opportunities both passive and active. Townhome buildings are clustered to the
2 interior of the site allowing for large opens spaces. Building entries face a centralized garden
plaza/pedestrian corridor that runs through the center of the site.

3 The overall project has less impervious surface than otherwise would be expected by staff. Based on
4 the provided TIR the site would contain approximately 65% impervious surfaces for the overall site.
5 This would include building areas, associated walkways, driveways, parking and drive aisles and
would total approximately

6
7 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
8 *following requirements are met.*

9 ...
10 3. *Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
consistency with all of the following criteria

11 ...
12 *e. Privacy and Building Separation: Provides internal privacy between dwelling units, and external*
13 *privacy for adjacent dwelling units. Each residential or mixed use development shall provide visual*
14 *and acoustical privacy for dwelling units and surrounding properties. Fences, insulation, walks,*
15 *barriers, and landscaping are used, as appropriate, for the protection and aesthetic enhancement of*
16 *the property, the privacy of site occupants and surrounding properties, and for screening of storage,*
mechanical or other appropriate areas, and for the reduction of noise. Windows are placed at such a
height or location or screened to provide sufficient privacy. Sufficient light and air are provided to
each dwelling unit.

17
18 15. Perimeter planting and the access to the road provide a buffer and privacy screen between the
19 proposed project and existing development surrounding the site. Main living spaces in the proposed
townhomes would be located above finished grade and windows above eye level along the pedestrian
corridor.

20 Additionally, the proposed development would be designed to building code standards for multi-
21 family construction. Each residential unit would have a separate exterior entrance with insulated
22 walls separating the units. All residential units and would have access to light and air, as each
structure contains windows. The placement of the buildings, oriented to open space, provides
23 separation and privacy for the residents while maintaining a communal atmosphere.

24 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
25 *following requirements are met.*

26 ...

1 *3. Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
2 *consistency with all of the following criteria*

3 ...

4 *f. Building Orientation: Provides buildings oriented to enhance views from within the site by taking*
5 *advantage of topography, building location and style.*

6 16. The proposed buildings would site the smallest building profile to the east and west in order to
7 help reduce solar glare. The site layout affords uninterrupted views form the highest point of the site
8 down across the development and to the landscape beyond. All lots would have views of common
open space areas as wells as private yards. The overall orientation of the project enhances local views
by taking advantage of the site's natural features.

9 **RMC 4-9-150(D):** *The City may approve a planned urban development only if it finds that the*
10 *following requirements are met.*

11 ...

12 *3. Additional Review Criteria: A proposed planned urban development shall also be reviewed for*
13 *consistency with all of the following criteria*

14 ...

15 *g. Parking Area Design: Provides parking areas that are complemented by landscaping and not*
16 *designed in long rows. The size of parking areas is minimized in comparison to typical designs, and*
17 *each area related to the group of buildings served. The design provides for efficient use of parking,*
18 *and shared parking facilities where appropriate.*

19 17. Parking across the site would be handled in way as to not have large surface parking areas.
Instead the applicant is proposing the use of seven parallel private parking stalls along the perimeter
of the proposed alley and unit would accommodate two car garages.

20 **RMC 4-9-150(D)(4):** *Each planned urban development shall demonstrate compliance with the*
21 *development standards contained in subsection E of this Section, the underlying zone, and any*
22 *overlay districts; unless a modification for a specific development standard has been requested*
23 *pursuant to subsection B2 of this Section.*

24 18. As discussed below, the proposal complies with all development standards imposed by RMC
25 4-9-150(E). The proposal is compliant with the standards of the underlying RMF zone for the
reasons identified in Finding of Fact No. 26 of the staff report. As a project located in the RMF zone,
26 the project is in the District B design district as regulated by RMC 4-3-100. For the reasons identified

1 in Finding of Fact No. 32 of the staff report, the proposal is consistent with all District B design
2 standards.

3 **RMC 4-9-150(E)(1):** *Common Open Space Standard: Open space shall be concentrated in large*
4 *usable areas and may be designed to provide either active or passive recreation. Requirements for*
residential, mixed use, commercial, and industrial developments are described below.

5 *a. Residential: For residential developments open space must equal at least ten percent (10%) of the*
6 *development site's gross land area.*

7 *i. Open space may include, but is not limited to, the following:*

8 *(a) A trail that allows opportunity for passive recreation within a critical area buffer (only the square*
9 *footage of the trail shall be included in the open space area calculation), or*

10 *(b) A sidewalk and its associated landscape strip, when abutting the edge of a critical area buffer and*
11 *when a part of a new public or private road, or*

12 *(c) A similar proposal as approved by the reviewing official.*

13 *ii. Additionally, a minimum area equal to fifty (50) square feet per unit of common space or*
14 *recreation area shall be provided in a concentrated space as illustrated in Figure 1.*

15 19. The administrative record doesn't contain any precise numbers on how much space is devoted
16 to open space, but it is clearly over 10%. The site plan, Ex. 2, notes that 32,680 square feet of the
17 92,721 project site is landscaping area. As noted in the criterion quoted above, landscaping strips
18 along sidewalks qualify as open space. As shown in the site plan, Ex. 2, all of the landscape area is
19 either landscaping along sidewalks or open space areas with the exception of perimeter landscaping
20 along the roadways, which may or may not qualify as open space under City standards. The
sidewalks and walking paths themselves also qualify as open space and are not factored into the
32,680 square feet of landscaping. Under these circumstances it appears that almost a third of the
project site qualifies as open space. Further, the approximately 30,000 square feet of open space also
exceeds the 1,800 square feet of open space required at 50 square feet per dwelling unit.

21 **RMC 4-9-150(E)(2):** *Private Open Space: Each residential unit in a planned urban development*
22 *shall have usable private open space (in addition to parking, storage space, lobbies, and corridors)*
23 *for the exclusive use of the occupants of that unit. Each ground floor unit, whether attached or*
24 *detached, shall have private open space which is contiguous to the unit. The private open space shall*
25 *be well demarcated and at least fifteen feet (15') in every dimension (decks on upper floors can*
26 *substitute for the required private open space). For dwelling units which are exclusively upper story*
units, there shall be deck areas totaling at least sixty (60) square feet in size with no dimension less
than five feet (5').

20. Each residential unit appears to have private open space. However, the private open space does not appear to meet the minimum requirement of 15-feet in every dimension. As such, a condition of approval requires that the applicant provide revised site plan demonstrating compliance with the private open space standard of at least 15-feet in every dimension.

RMC 4-9-150(E)(3): Installation and Maintenance of Common Open Space:

a. Installation: All common area and open space shall be landscaped in accordance with the landscaping plan submitted by the Applicants and approved by the City; provided, that common open space containing natural features worthy of preservation may be left unimproved. Prior to the issuance of any occupancy permit, the developer shall furnish a security device to the City in an amount equal to the provisions of RMC 4-9-060. Landscaping shall be planted within one year of the date of final approval of the planned urban development, and maintained for a period of two (2) years thereafter prior to the release of the security device. A security device for providing maintenance of landscaping may be waived if a landscaping maintenance contract with a reputable landscaping firm licensed to do business in the City of Renton is executed and kept active for a two (2) year period. A copy of such contract shall be kept on file with the Development Services Division.

b. Maintenance: Landscaping shall be maintained pursuant to requirements of RMC 4-4-070.

21. As Conditioned.

RMC 4-9-150(E)(4): Installation and Maintenance of Common Facilities:

a. Installation: Prior to the issuance of any occupancy permits, all common facilities, including but not limited to utilities, storm drainage, streets, recreation facilities, etc., shall be completed by the developer or, if deferred by the Planning/Building/Public Works Administrator or his/her designee, assured through a security device to the City equal to the provisions of RMC 4-9-060...

22. As Conditioned.

RMC 4-9-150(E)(4): Installation and Maintenance of Common Facilities:

...

b. Maintenance: All common facilities not dedicated to the City shall be permanently maintained by the planned urban development owner, if there is only one owner, or by the property owners' association, or the agent(s) thereof. In the event that such facilities are not maintained in a responsible manner, as determined by the City, the City shall have the right to provide for the maintenance thereof and bill the owner or property owners' association accordingly. Such bill, if unpaid, shall become a lien against each individual property.

23. As conditioned.

SUBDIVISION STANDARDS

RMC 4-7-080(B): *A subdivision shall be consistent with the following principles of acceptability:*

1. *Legal Lots: Create legal building sites which comply with all provisions of the City Zoning Code.*

2. *Access: Establish access to a public road for each segregated parcel.*

3. *Physical Characteristics: Have suitable physical characteristics. A proposed plat may be denied because of flood, inundation, or wetland Conditions. Construction of protective improvements may be required as a Condition of approval, and such improvements shall be noted on the final plat.*

4. *Drainage: Make adequate provision for drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes.*

24. As modified by the PUD regulations, the lots will comply with all requirements of the Zoning Code. As shown in the site plan, Ex. 2, all lots have access to Grant Ave. S., a public road, via an internal looped private road. The project is not located within a floodplain and there are no wetlands or streams impacted. As determined in Finding of Fact No. 4, the project makes adequate provision for drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes.

RMC 4-7-080(I)(1): *...The Hearing Examiner shall assure conformance with the general purposes of the Comprehensive Plan and adopted standards...*

25. The proposed preliminary plat is consistent with the Renton Comprehensive Plan as outlined in Finding 31 of the Staff report, which is incorporated by this reference as if set forth in full.

RMC 4-7-120(A): *No plan for the replatting, subdivision, or dedication of any areas shall be approved by the Hearing Examiner unless the streets shown therein are connected by surfaced road or street (according to City specifications) to an existing street or highway.*

26. The internal circulation system of the subdivision connects to Grant Ave. S., an existing public street.

RMC 4-7-120(B): *The location of all streets shall conform to any adopted plans for streets in the City.*

27. The Staff report and administrative record do not identify any applicable street plan or grid system that would compel the connection of the interior streets to any other roads beyond South 55th Street. The aerial photo on page 1 of the Staff report shows that there are no other roads in proximity to the project that could be feasibly extended to the project.

1 **RMC 4-7-120(C):** *If a subdivision is located in the area of an officially designed trail, provisions*
2 *shall be made for reservation of the right-of-way or for easements to the City for trail purposes.*

3 28. The Staff report and administrative record do not identify any officially designated trail in the
4 vicinity.

5 **RMC 4-7-130(C):** *A plat, short plat, subdivision or dedication shall be prepared in conformance*
6 *with the following provisions:*

7 *1. Land Unsuitable for Subdivision: Land which is found to be unsuitable for subdivision includes*
8 *land with features likely to be harmful to the safety and general health of the future residents (such as*
9 *lands adversely affected by flooding, steep slopes, or rock formations). Land which the Department*
10 *or the Hearing Examiner considers inappropriate for subdivision shall not be subdivided unless*
11 *adequate safeguards are provided against these adverse Conditions.*

12 *a. Flooding/Inundation: If any portion of the land within the boundary of a preliminary plat is*
13 *subject to flooding or inundation, that portion of the subdivision must have the approval of the State*
14 *according to chapter 86.16 RCW before the Department and the Hearing Examiner shall consider*
15 *such subdivision.*

16 *b. Steep Slopes: A plat, short plat, subdivision or dedication which would result in the creation of a*
17 *lot or lots that primarily have slopes forty percent (40%) or greater as measured per RMC 4-3-*
18 *050J1a, without adequate area at lesser slopes upon which development may occur, shall not be*
19 *approved.*

20 ...

21 *3. Land Clearing and Tree Retention: Shall comply with RMC 4-4-130, Tree Retention and Land*
22 *Clearing Regulations.*

23 29. As noted in Finding of Fact No. 5, there are no critical areas at the project site, which would
24 include any natural features that make the land unsuitable for development, such as geologically
25 hazardous areas, coal mine hazard areas or floodplains. As further determined in Finding of Fact No.
26 5, the proposal complies with the City's tree retention standards.

RMC 4-7-140: *Approval of all subdivisions located in either single family residential or multi-*
family residential zones as defined in the Zoning Code shall be contingent upon the subdivider's
dedication of land or providing fees in lieu of dedication to the City, all as necessary to mitigate the
adverse effects of development upon the existing park and recreation service levels. The requirements
and procedures for this mitigation shall be per the City of Renton Parks Mitigation Resolution.

30. As outlined in Finding of Fact No. 4, the proposal satisfies park requirements by the payment of park impact fees and exceeds open space requirements.

RMC 4-7-150(A): *The proposed street system shall extend and create connections between existing streets unless otherwise approved by the Public Works Department. Prior to approving a street system that does not extend or connect, the Reviewing Official shall find that such exception shall meet the requirements of subsection E3 of this Section. The roadway classifications shall be as defined and designated by the Department.*

31. As discussed in Conclusion of Law No. 27, the only street that the project could connect to is Grant Ave. S..

RMC 4-7-150(B): *All proposed street names shall be approved by the City.*

32. As conditioned.

RMC 4-7-150(C): *Streets intersecting with existing or proposed public highways, major or secondary arterials shall be held to a minimum.*

33. The public works classification of Grant Ave S. is unclear, but the project would be landlocked if it could not directly access this road.

RMC 4-7-150(D): *The alignment of all streets shall be reviewed and approved by the Public Works Department. The street standards set by RMC 4-6-060 shall apply unless otherwise approved. Street alignment offsets of less than one hundred twenty five feet (125') are not desirable, but may be approved by the Department upon a showing of need but only after provision of all necessary safety measures.*

34. The Public Works Department has reviewed and approved the street alignment as noted in Finding of Fact No. 4.

RMC 4-7-150(E):

1. Grid: A grid street pattern shall be used to connect existing and new development and shall be the predominant street pattern in any subdivision permitted by this Section.

2. Linkages: Linkages, including streets, sidewalks, pedestrian or bike paths, shall be provided within and between neighborhoods when they can create a continuous and interconnected network of roads and pathways. Implementation of this requirement shall comply with Comprehensive Plan Transportation Element Objective T-A and Policies T-9 through T-16 and Community Design Element, Objective CD-M and Policies CD-50 and CD-60.

3. Exceptions:

1
2 *a. The grid pattern may be adjusted to a “flexible grid” by reducing the number of linkages or the*
3 *alignment between roads, where the following factors are present on site:*

4 *i. Infeasible due to topographical/environmental constraints; and/or*

5 *ii. Substantial improvements are existing.*

6 *4. Connections: Prior to adoption of a complete grid street plan, reasonable connections that link*
7 *existing portions of the grid system shall be made. At a minimum, stub streets shall be required*
8 *within subdivisions to allow future connectivity.*

9 *5. Alley Access: Alley access is the preferred street pattern except for properties in the Residential*
10 *Low Density land use designation. The Residential Low Density land use designation includes the*
11 *RC, R-1, and R-4 zones. Prior to approval of a plat without alley access, the Reviewing Official shall*
12 *evaluate an alley layout and determine that the use of alley(s) is not feasible...*

13 *6. Alternative Configurations: Offset or loop roads are the preferred alternative configurations.*

14 *7. Cul-de-Sac Streets: Cul-de-sac streets may only be permitted by the Reviewing Official where due*
15 *to demonstrable physical constraints no future connection to a larger street pattern is physically*
16 *possible.*

17 35. As discussed in Conclusion of Law No. 27 there are no roads other than Grant Ave S with
18 which the project could connect. A grid pattern connecting to other roads to the south or north is not
19 possible because intervening lots are fully developed. There is no evidence in the record of any plans
20 to build any roads to the north, so no stub road in that direction can be required of the applicant. See
21 *Burton v. Clark County*, 91 Wn. App. 505, 516-17 (1998)(stub roads can’t be constitutionally
22 required absent a demonstration that they will be connecting to a road within the foreseeable future).

23 **RMC 4-7-150(F):** *All adjacent rights-of-way and new rights-of-way dedicated as part of the plat,*
24 *including streets, roads, and alleys, shall be graded to their full width and the pavement and*
25 *sidewalks shall be constructed as specified in the street standards or deferred by the*
26 *Planning/Building/Public Works Administrator or his/her designee.*

36. The only new right of way that will be dedicated to the city is added right of way to Grant Ave
S. for required street frontage improvements.

RMC 4-7-150(G): *Streets that may be extended in the event of future adjacent platting shall be*
required to be dedicated to the plat boundary line. Extensions of greater depth than an average lot

1 *shall be improved with temporary turnarounds. Dedication of a full-width boundary street shall be*
2 *required in certain instances to facilitate future development.*

3 37. As discussed in Conclusion of Law No. 35 there are no feasible or legal street connections
4 that can be required other than to Grant Ave. S.

5 **4-7-160(A):** *Blocks shall be deep enough to allow two (2) tiers of lots, except where:*

6 *1. Abutting principal arterials defined in the Transportation Element of the Comprehensive Plan.*

7 *2. The location and extent of environmental constraints prevent a standard plat land configuration,*
8 *including size and shape of the parcel.*

9 *3. Prior to approval of single-tier lot configuration based on exceptions 1 and 2, the proponent must*
10 *demonstrate that a different layout or provisions of an alley system is not feasible.*

11 38. The proposed blocks incorporate two tiers of lots as required.

12 **4-7-160(B):** *Where circumstances warrant, the Reviewing Official may require one or more public*
13 *crosswalks or walkways of not less than six feet (6') in width dedicated to the City to extend entirely*
14 *across the width of the block at locations deemed necessary. Such crosswalks or walkways shall be*
15 *paved for their entire width and length with a permanent surface and shall be adequately lighted at*
the developer's cost.

16 39. It's not entirely clear from the site plans whether or where any crosswalks will be located. It's
17 likely that the issue will be addressed during final engineering, but since cross-walks are one of the
18 standards imposed by the subdivision code (as opposed to street design standards or the like), the
19 conditions of approval will require that the applicant install cross-walks as determined by public
works to be necessary for public safety and compliance with City development standards.

20 **RMC 4-7-170(A):** *Insofar as practical, side lot lines shall be at right angles to street lines or radial*
21 *to curved street lines.*

22 40. As depicted in Ex. 2, the side lines are in conformance with the requirement quoted above.

23 **RMC 4-7-170(B):** *Each lot must have access to a public street or road. Access may be by private*
24 *access easement street per the requirements of the street standards.*

25 41. Each lot will have access to Grant Ave S via the private internal roads.

26 **RMC 4-7-170(C):** *The size, shape, and orientation of lots shall meet the minimum area and width*
requirements of the applicable zoning classification and shall be appropriate for the type of

development and use contemplated. Further subdivision of lots within a plat approved through the provisions of this Chapter must be consistent with the then-current applicable maximum density requirement as measured within the plat as a whole.

42. As previously noted, as modified by this PUD decision the proposal meets all applicable lot standards. The proposal is conditioned to meet applicable density requirements by either providing affordable housing as necessary to qualify for a density bonus or to reduce the number of lots to meet the density requirements of the RMF zone.

RMC 4-7-170(D): *Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').*

43. All proposed lots are rectangular with uniform lot widths that comply with the lots widths approved through this PUD decision.

RMC 4-7-170(E): *All lot corners at intersections of dedicated public rights-of-way, except alleys, shall have minimum radius of fifteen feet (15').*

44. As Conditioned.

RMC 4-7-190(A): *Easements may be required for the maintenance and operation of utilities as specified by the Department.*

45. As conditioned.

RMC 4-7-190(A): *Due regard shall be shown to all natural features such as large trees, watercourses, and similar community assets. Such natural features should be preserved, thereby adding attractiveness and value to the property.*

46. The only natural features that need to be preserved are significant trees, which the applicant has done in excess of the requirements of the City's tree retention regulations as determined in Finding of Fact No. 5. The applicant will also be preserving the slopes of the site by providing for a stepped gradient instead of leveling the entire parcel.

RMC 4-7-200(A): *Unless septic tanks are specifically approved by the Public Works Department and the King County Health Department, sanitary sewers shall be provided by the developer at no cost to the City and designed in accordance with City standards. Side sewer lines shall be installed eight feet (8') into each lot if sanitary sewer mains are available, or provided with the subdivision development.*

47. As Conditioned.

RMC 4-7-200(B): *An adequate drainage system shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow and shall be of sufficient length to permit full-width roadway and required slopes. The drainage system shall be designed per the requirements of RMC 4-6-030, Drainage (Surface Water) Standards. The drainage system shall include detention capacity for the new street areas. Residential plats shall also include detention capacity for future development of the lots. Water quality features shall also be designed to provide capacity for the new street paving for the plat.*

48. The proposal will be designed to meet all City drainage standards including those above as outlined in Finding of Fact No. 4.

RMC 4-7-200(C): *The water distribution system including the locations of fire hydrants shall be designed and installed in accordance with City standards as defined by the Department and Fire Department requirements.*

49. As outlined in the staff report, fire hydrants have already been reviewed by the Fire Department. Conformance to city standards shall be assured during final engineering review.

RMC 4-7-200(D): *All utilities designed to serve the subdivision shall be placed underground. Any utilities installed in the parking strip shall be placed in such a manner and depth to permit the planting of trees. Those utilities to be located beneath paved surfaces shall be installed, including all service connections, as approved by the Department. Such installation shall be completed and approved prior to the application of any surface material. Easements may be required for the maintenance and operation of utilities as specified by the Department.*

50. As Conditioned.

RMC 4-7-200(E): *Any cable TV conduits shall be undergrounded at the same time as other basic utilities are installed to serve each lot. Conduit for service connections shall be laid to each lot line by subdivider as to obviate the necessity for disturbing the street area, including sidewalks, or alley improvements when such service connections are extended to serve any building. The cost of trenching, conduit, pedestals and/or vaults and laterals as well as easements therefore required to bring service to the development shall be borne by the developer and/or land owner. The subdivider shall be responsible only for conduit to serve his development. Conduit ends shall be elbowed to final ground elevation and capped. The cable TV company shall provide maps and specifications to the subdivider and shall inspect the conduit and certify to the City that it is properly installed.*

51. As Conditioned.

1 **RMC 4-7-210:**

2 *A. MONUMENTS:*

3 *Concrete permanent control monuments shall be established at each and every controlling corner of*
4 *the subdivision. Interior monuments shall be located as determined by the Department. All surveys*
5 *shall be per the City of Renton surveying standards.*

6 *B. SURVEY:*

7 *All other lot corners shall be marked per the City surveying standards.*

8 *C. STREET SIGNS:*

9 *The subdivider shall install all street name signs necessary in the subdivision.*
10

11 52. As Conditioned.

12 **DECISION**

13 The proposed preliminary plat and PUD meets all applicable criteria quoted in this decision and for
14 that reason is APPROVED subject to the following conditions of approval below. The PUD
15 modifications identified in Finding of Fact No. 3 are all approved as modified by these conditions of
16 approval except for the request to modify perimeter landscaping along the eastern side of the
17 proposal.

- 18 1. The applicant shall comply with the mitigation measures issued as part of the
19 Determination of Non-Significance Mitigated ERC Addendum, dated March 7, 2016.
- 20 2. The applicant shall be required to provide at least two affordable housing units, either for
21 sale or rental in exchange for two bonus units (for a total of 34 townhomes). The
22 additional two bonus units may be (for a total of 36 townhomes) achieved on a 1:1 ratio
23 for either: affordable housing units, either for sale or rental; or units constructed to Built
24 Green 3 Star (at minimum) building standards. Alternatively, the proposal shall be
25 revised to eliminate those units which exceed the maximum density allowance pursuant
26 to RMC 4-2-110A resulting in a 32-unit proposal.
- 27 3. The project's bylaws or CC & R's shall restrict parking across the access aisle throughout
the development and no parking signage shall be posted. A copy of the bylaws and no
parking signage specifications shall be submitted to, and approved by, the Current
Planning Project Manager prior to construction permit.
4. The applicant shall place all protected trees which do not contribute to the sites required
minimum tree density be held in perpetuity within a tree protection tract(s). A revised
PUD/Plat Plan shall be submitted to, and approved by, the Current Planning Project
Manager prior to construction permit approval.

5. The applicant shall be required to demonstrate where and how refuse and recyclables would be picked up on pick-up day to the satisfaction of the Current Planning Project Manager prior to engineering permit approval. Specifically, the applicant will be required to provide a designated refuse and recycle pickup pad, as to not block the drive aisle, for proposed Lots 14-23.
6. The applicant shall be required to demonstrate that all retaining walls can be constructed on site. Alternatively, a construction easement shall be furnished to the City allowing the ability utilize adjacent property to construct proposed retaining walls. Compliance with this condition shall be completed prior to engineering permit approval.
7. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.
8. The applicant shall be required to provide specifications for the proposed the two electronically operated access gates for entry and exit just south of S 10th St, to the satisfaction of the City's Fire Department prior to engineering permit approval.
9. The applicant shall provide interpretive signage/information regarding differentiating elements (trees, landscaping, drainage, architecture, etc.) of the proposed development at a strategic place(s) on site. The sign design and site plan and location shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit/Final Plat approval whichever comes first.
10. The applicant shall revise the landscape plan to include a 10-foot wide sight obscuring visual buffer along the eastern property line (FOF 28: PUD Decision Criteria, Landscaping/Screening). If all conditions of approval are complied with the applicant will have exceeded code requirements for screening of the proposed development.
11. The applicant shall revise the landscape plan to reflect: a visual landscaping barrier, along the eastern property line, at minimum of 10-feet in width and with a mixture of plantings that have a maturity height of at least 6-feet and 100% obscuring for the entire length. The revised landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering construction permit approval.
12. The applicant shall provide fencing along the east and south property lines, in addition to the low fencing in the front yard for each individual unit. A detailed fencing plan shall be provided identifying the location and specifications for all fencing. Fences along the courtyard in the center of the site shall not exceed forty-two inches 42-inches in height and shall have an access gate to the courtyard for all units. Perimeter fencing shall not exceed 6-feet in height. All fencing shall be made of quality materials in keeping with the architectural aesthetic of the proposed structures. The fencing plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.

- 1 13. The applicant shall submit revised elevations for the garage doors with the provision of
2 additional architectural details. The revised elevations shall be submitted to, and
approved by, the Current Planning Project Manager prior to building permit approval.
- 3 14. The applicant shall provide a lighting plan that adequately provides for public safety
4 without casting excessive glare on adjacent properties; at the time of engineering permit
5 review. Pedestrian scale and downlighting shall be used in all cases to assure safe
6 pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been
approved administratively or is specifically listed as exempt from provisions located in
RMC 4-4-075 Lighting, Exterior On-Site.
- 7 15. The applicant shall be required to dedicate approximately 1.5 feet, subject to survey
8 verification, for required street improvements. The revised site plan shall be submitted
to, and approved by, the Current Planning Project Manager, prior to construction permit.
- 9 16. The applicant shall be required to demonstrate safe walking conditions for students
10 to/from the subject plat to bus stop locations prior to construction permit. This may
include a dedicated shoulder, curb, or some other alternative as determined by the Current
11 Planning Division.
- 12 17. The applicant shall provide revised site plan demonstrating compliance with the private
open space standard of at least 15-feet in every dimension. The revised site plan shall be
13 submitted to, and approved by, the Current Planning Project Manager prior to building
permit approval whichever comes first. If this condition of approval is met the proposal
14 would satisfy this standard.
- 15 18. The applicant shall be required to establish a home owners' association for the
development, which would be responsible for any common improvements. All common
16 facilities, not dedicated to the City, shall be permanently maintained by the PUD home
owners' association. The CC&Rs shall provide that if the homeowner's association fails
17 to properly maintain the common facilities and integral elements of the City may do so at
the expense of the association. The CC&Rs shall also provide that the provisions
18 pertaining to the obligation to maintain common areas shall not be amended without
19 approval of the City of Renton.
- 20 19. The applicant shall submit a revised preliminary plat plan demonstrating compliance with
all recommendations of approval. The revised plat plan shall be submitted to, and
21 approved by, the Current Planning Project Manager prior to construction permit approval.
- 22 20. The applicant shall revise the site plan to depict a differentiation in materials for all
pedestrian connections within parking areas and/or drive aisles on site. The revised site
23 plan shall be submitted to, and approved by, the Current Planning Project Manager prior
to building permit approval. If this condition of approval is met the proposal would
24 satisfy this standard.
- 25 21. The applicant shall submit revised elevations depicting added architectural detailing
elements including lighting fixtures, contrasting materials, or special detailing along the
26 ground floor of all units. The revised elevations shall be submitted to, and approved by,

the Current Planning Project Manager prior to building permit approval. If this condition of approval is met the proposal would satisfy this standard.

22. The applicant shall submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval. Acceptable materials include a combination of brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass, cast-in-place concrete, or other high quality material. If this condition of approval is met the proposal would satisfy this standard.

23. The applicant shall revise the utility plan to relocate the sewer line from the pedestrian courtyard to the public looped alley. The revised utility plan shall be submitted to, and approved by, the Plan Reviewer prior to engineering permit approval.

24. All road names shall be approved by the City.

25. Sanitary sewers shall be provided by the developer at no cost to the City and designed in accordance with City standards. Side sewer lines shall be installed eight feet (8') into each lot if sanitary sewer mains are available, or provided with the subdivision development.

26. Any cable TV conduits shall be undergrounded at the same time as other basic utilities are installed to serve each lot in conformance with RMC 4-7-200(E).

27. Concrete permanent control monuments shall be established at each and every controlling corner of the subdivision. Interior monuments shall be located as determined by the Department. All surveys shall be per the City of Renton surveying standards. All other lot corners shall be marked per the City surveying standards. The subdivider shall install all street name signs necessary in the subdivision.

28. Prior to the issuance of any occupancy permits, all common facilities, including but not limited to utilities, storm drainage, streets, recreation facilities, etc., shall be completed by the developer or, if deferred by the Planning/Building/Public Works Administrator or his/her designee, assured through a security device to the City equal to the provisions of RMC 4-9-060

29. The applicant shall dedicate right of way and construct frontage street improvements pursuant to City standards as outlined in page 21 of the staff report.


30. Where circumstances warrant, Public Works staff may require one or more public crosswalks or walkways of not less than six feet (6') in width to extend entirely across the width of the block at locations deemed necessary. Such crosswalks or walkways shall be paved for their entire width and length with a permanent surface and shall be adequately lighted at the developer's cost.

31. All lot corners at intersections of dedicated public rights-of-way, except alleys, shall have minimum radius of fifteen feet (15').

32. All utilities designed to serve the subdivision shall be placed underground. Any utilities installed in the parking strip shall be placed in such a manner and depth to permit the planting of trees. Those utilities to be located beneath paved surfaces shall be installed, including all service connections, as approved by the Public Works Department. Such

1 installation shall be completed and approved prior to the application of any surface
2 material. Easements may be required for the maintenance and operation of utilities as
3 specified by the Public Works Department.

4
5 DATED this 31st day of May, 2016.

6 
7 Phil A. Olbrechts

8 City of Renton Hearing Examiner
9

10 **Appeal Right and Valuation Notices**

11 RMC 4-8-080 provides that the final decision of the hearing examiner is subject to appeal to the
12 Renton City Council. RMC 4-8-110(E)(14) requires appeals of the hearing examiner's decision
13 to be filed within fourteen (14) calendar days from the date of the hearing examiner's decision.
14 A request for reconsideration to the hearing examiner may also be filed within this 14-day appeal
15 period as identified in RMC 4-8-110(E)(13) and RMC 4-8-100(G)(9). A new fourteen (14) day
16 appeal period shall commence upon the issuance of the reconsideration. Additional information
17 regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall –
18 7th floor, (425) 430-6510.

19
20 Affected property owners may request a change in valuation for property tax purposes
21 notwithstanding any program of revaluation.
22
23
24
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26